

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, November 10, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn (arrived at 1:19 pm)
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:15 p.m.

Minutes:

10-27-10- Favretti MOVED, Beal seconded, that the 10-27-10 minutes be approved as distributed.
MOTION PASSED with Favretti and Beal in favor and Holt disqualifying herself. (Rawn had not yet arrived)

Consideration of potential revisions to the Subdivision/Zoning Regulations/Zoning Map:

Padick noted that the primary objective of the meeting was to review additional changes to the November 3rd draft revisions to the Subdivision Regulations and to determine whether the current draft should be forwarded to the full PZC for consideration and the potential scheduling of a public hearing in January 2011. He proceeded to review with Committee members a number of suggested additions and some revisions that were drafted based on previous committee discussions. Particular attention was given to the proposed Section 5 which would establish a new pre-application design process and Section 7.10 Common Driveways. New additions also included a new Section 4.2, referrals to staff/Mansfield Boards and Committees and an addition to Section 5.2.a.2 regarding notifications for those situations where a mandatory pre-application submittal would not be required.

After agreeing upon a number of wording revisions and sections that needed further clarification, Committee members decided that a revised draft should be provided for PZC consideration at the Commission's November 15th meeting. Padick agreed to incorporate the agreed upon revisions into an updated draft which would be distributed at the 11/15/10 meeting.

Padick related that he anticipated having additional draft revisions available for the next Committee meeting. Favretti noted that he had begun his analysis of Mansfield's village/settlement areas and potential approaches to incorporate village zoning provisions.

Future Meetings:

It was agreed that the next meeting would be Wednesday, December 1st at 1:15 pm in Conference Room B.

Adjournment:

The meeting was adjourned at 2:02 p.m.

Respectfully submitted,

Ken Rawn, Acting Secretary